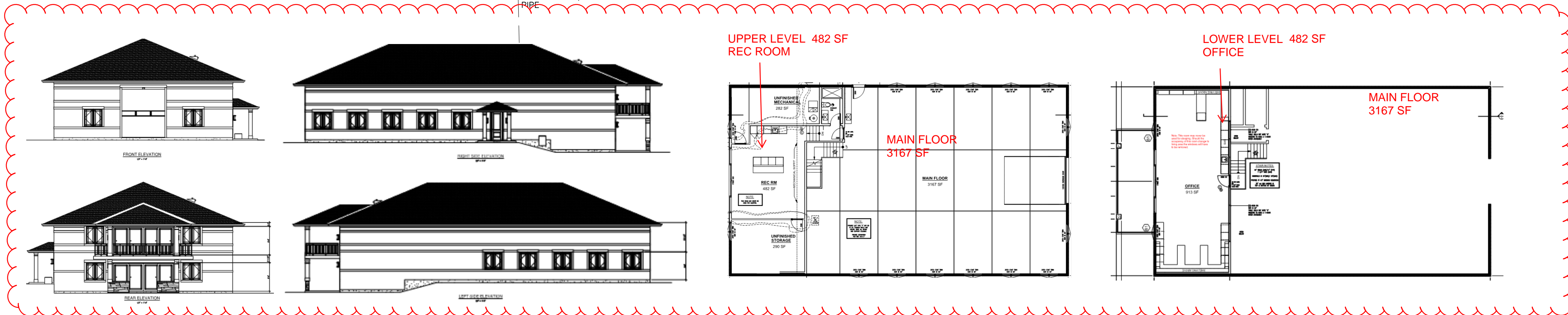
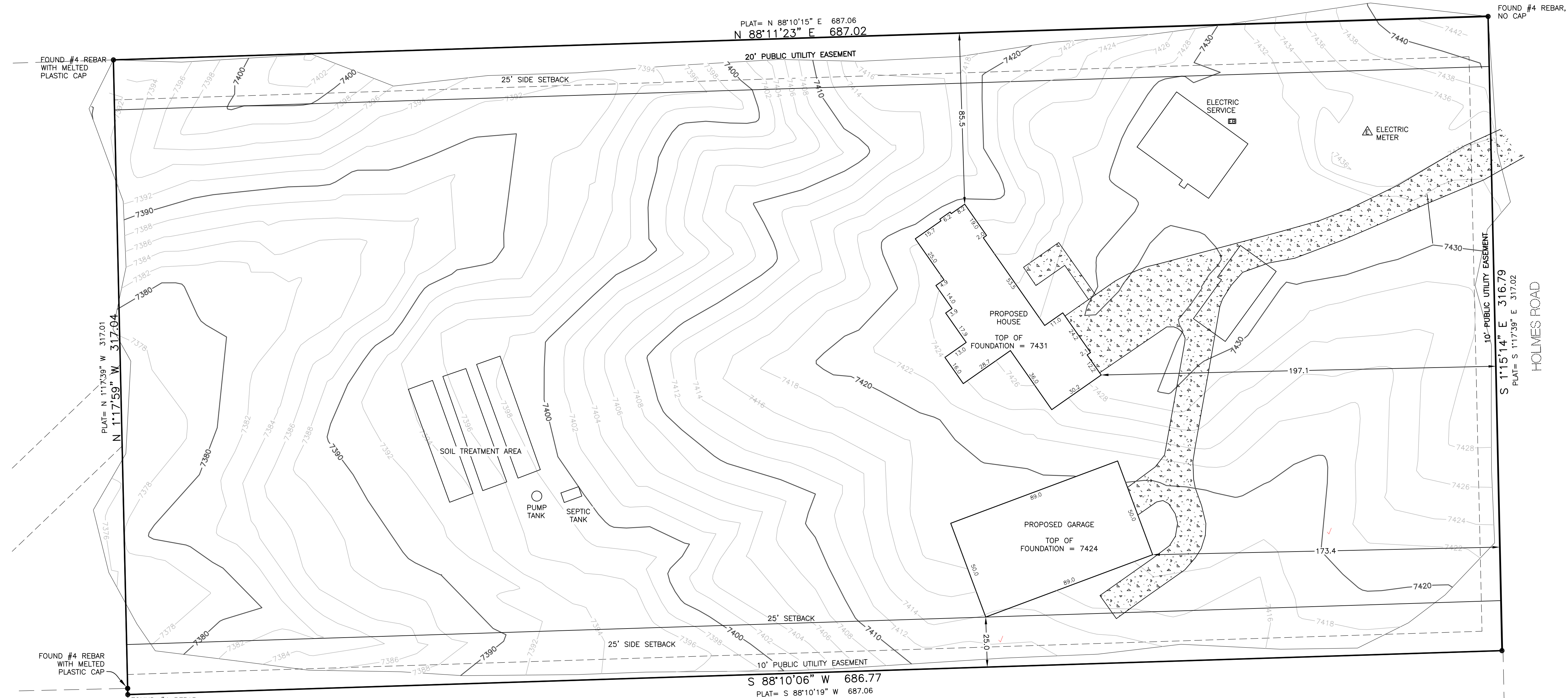


LEGAL DESCRIPTION:
Lot 1 in Ranson Subdivision Filing No. 1, County of El Paso, State of Colorado.

- NOTES:
- 1) No research was performed for easements or rights of way.
 - 2) El Paso County Schedule No.: 6212004001
 - 3) Address: 13380 Holmes Road, Colorado Springs, CO
 - 4) This is not a Land Survey Plat or Improvement Survey Plat.



ADU2012
PLAT 5184
RR-5

DETACHED ACCESSORY LIVING
QUARTER
ADDITIONAL REVIEW AND
APPROVAL BY NINA

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
Plan Review
04/08/2020 3:21:14 PM
dsdarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
04/08/2020 3:21:22 PM
dsdarchuleta
EPC Planning & Community
Development Department

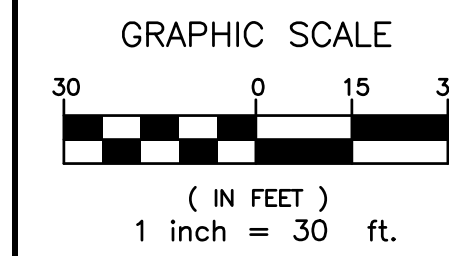
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

Released for Permit
04/02/2020 10:34:03 AM
David
ENUMERATION

COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLCC.COM

SITE PLAN

LOT 1, RANSON SUBDIVISION FILING NO. 1
EL PASO COUNTY, COLORADO



REVISIONS:	
1	12/12/19 Revise house and barn location.
2	02/04/20 Add driveway, adjust barn location.
3	02/13/20 Add 25' side setback.
4	02/20/20 Rotate garage.
5	03/04/20 Hatch driveway.

PROJECT No. 19059
JANUARY 23, 2020
SHEET 1 OF 1

RESIDENTIAL



2017 PPRBC

Address: 13380 HOLMES RD, COLORADO SPRINGS

Parcel: 6212004001

Map #: 315G

Plan Track #: 126001  Received: 11-Mar-2020 (BECKYA)

Description:

DETACHED GARAGE WITH LIVING SPACE

Contractor: PALMER RIDGE CONSTRUCTION CO.

Type of Unit:

Plan-check Fee: \$795.00 (1667645)

Required PPRBD Departments (4)

Enumeration

Released for Permit

03/24/2020 8:43:32 AM



bend

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction Released for Permit

04/06/2020 3:27:18 PM



michaela

CONSTRUCTION

Mechanical

Released for Permit

03/26/2020 3:17 PM



Justin C

MECHANICAL

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

04/08/2020 3:08:27 PM

dsdarchuleta

EPC Planning & Community
Development Department

Health Dept.

N/A

03/18/2020 10:37:54 AM

El Paso County, CO

heabrannonnuce

Public Health
Health Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

Chuck Broerman
04/03/2020 11:54:44 AM
Doc \$0.00 3
Rec \$23.00 Pages

El Paso County, CO



220046316

Page 1 of 2

Recording Requested by and return to:
EL PASO COUNTY PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
719-520-6300

FOR RECORDER USE ONLY

**DETACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY COMPLIANCE
AFFIDAVIT**

I, Linda Rasmussen Koe, owner (or owner's agent for _____,)

have applied for approval of Detached Accessory Living Quarters for Permanent Occupancy for the purposes of _____
(description of family circumstances)
Storage, Office, and recreational purposes being duly sworn on oath,

deposes and says:

I, as applicant, own and hold title to the following described real property (hereinafter referred to as "the PROPERTY"), or have been given authority to represent the owner by an Owner's Affidavit of the PROPERTY for purposes of the above referenced applications:

13380 Holmes Road Colorado Springs, Colorado Street Address

Lot 1 Ranson Sub Fil No 1 Legal Description

62120-04-001 Assessors Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

"Pursuant to Chapter 5 of the El Paso County Land Development Code, I understand that Detached Accessory Living Quarters for Permanent Occupancy is not allowed resulting in more than one house on a parcel of land unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder whereby I as Owner acknowledge and agree that the Detached Accessory Living Quarters for Permanent Occupancy proposed as part of this development application and to be located on the above non- permanent living arrangements to house immediate family members whom are elderly, disabled, or demonstrate a family need.

I hereby acknowledge that I have read, understand, and will abide by the provisions of the El Paso County Land Development Code, agree with the limitations contained in the County approval of my permit, and understand that failure to comply with the El Paso County Land Development Code or the conditions of my permit may result in enforcement actions which can result in enforcement actions which can result in the necessity to secure additional approvals or the requirement to remove the Detached Accessory Living Quarters for Permanent Occupancy accessory dwelling housing. I understand that it is my obligation to advise El Paso County, through the Planning and Community Development Department, of any change in family circumstances rendering the Detached Accessory Living Quarters for Permanent Occupancy unnecessary.

I understand that as owner I am responsible for maintaining compliance with all well permit or water use conditions or restrictions.

I understand the following definition applicable to Detached Accessory Living Quarters for Permanent Occupancy from the El Paso County Land Development Code:

Guest House

Lodging attached to the principal dwelling or located within a garage or accessory structure which may be occupied only by occasional, non-paying guests or visitors of the family residing in the principal dwelling. A guest house is not considered a dwelling unit. Detached Accessory Living Quarters for Permanent Occupancy is a form of guest house utilized on a non-permanent basis to house immediate family members that require housing due to age, disability, or family need. A family member shall be related by blood, half blood or at law, and which term "at law" also includes in-law relationships arising for a deceased or former spouse.

The Detached Accessory Living Quarters for Permanent Occupancy shall be removed within 3 months after the need no longer exists or 3 months after the date of the expiration of the permit, if one is specified, unless an application to legalize this use is submitted or an application to subdivide the property is submitted.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 15 day of February, 2020.

OWNER

STATE OF Illinois

COUNTY OF COOK LAKE

Linda Rasmussen Koe
Owner Signature

Linda Rasmussen Koe 1204 E. Central Road Suite 100 Arlington Heights, Illinois 60005
Print Name, Mailing Address and Phone Number

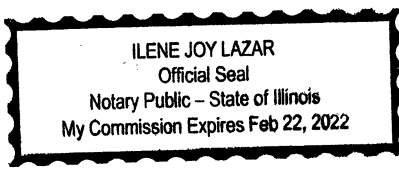
The foregoing instrument was acknowledged before me this 15 day of February 2020

By ILENE JOY LAZAR, COUNTY OF LAKE

My Commission expires Feb 22 2022

Ilene Joy Lazar
(Notary Public)

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 15 day of February, 2020.



**RESTATED AND AMENDED
LINDA RASMUSSEN KOE TRUST
DATED JANUARY 12, 2017**

This restated and amended trust agreement is made at Arlington Heights, Illinois, this **10th** day of **March, 2017**, between myself, **LINDA RASMUSSEN KOE**, of Barrington, Illinois, as settlor, and myself, as trustee.

On January 12, 2017, I executed a certain trust agreement with myself wherein I reserved the right at any time or times to amend, restate or revoke the trust agreement in whole or in part by instrument in writing (other than a will) delivered to the trustee.

Pursuant to the provisions of **Article One, Section 1.3** of the agreement, I hereby amend and restate the agreement in its entirety whereby the trustee agrees to hold any property which has already been transferred to the trustee or which may hereafter be received by the trustee under the provisions of the agreement, and which amended and restated agreement shall read as follows:

**Article 1
Introduction**

1.1 Family. My "spouse" is **JAN E. KOE**. I have two (2) children now living, namely,

IAN KOE;

ADAM KOE.

1.2 Name of Trust. The name of this trust, as amended at any time and from time to time, shall be the **LINDA RASMUSSEN KOE TRUST DATED JANUARY 12, 2017**.

1.3 Right To Amend or Revoke. I reserve the right from time to time to amend or revoke this instrument in whole or in part by instrument (other than my Will) signed by me, referring to this instrument, and delivered to the trustee during my life. If I revoke this instrument, the trustee shall deliver the trust estate to me or as I direct.

**Article 2
Administration During My Life**

2.1 Income and Principal. During my life the trustee shall administer the trust estate for my primary benefit as follows: As long as I am not incapacitated, the trustee shall pay to me or to anyone I direct, as much of the income and principal as I shall request from time to time. If I become incapacitated, then while I am incapacitated, the trustee (a) shall pay to me as much of the income and principal as the trustee considers advisable for my health, maintenance in reasonable comfort, or best interests and (b) may pay as much of the income and principal as the

OWNER

STATE OF Illinois

COUNTY OF ~~Cook~~ LAKE

Linda Rasmussen Koe
Owner Signature

Linda Rasmussen Koe 1204 E. Central Road Suite 100 Arlington Heights, Illinois 60005
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 15 day of February 20 20

By ILENE JOY LAZAR, COUNTY OF LAKE

My Commission expires Feb 23 2022

Ilene Joy Lazar
(Notary Public)



Recording Requested by and return to:

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS CO 80910
(719)520-6300

FOR RECORDER USE ONLY

SECOND KITCHEN COMPLIANCE AFFIDAVIT

I, Linda Rasmussen Koe, applicant or applicant's agent for a
Second Kitchen being duly sworn on oath, deposes and says:

I, as applicant, own and hold title to the following described real property (hereinafter referred to as "the PROPERTY"), or have
been given authority to represent the owner by an Owner's Affidavit of the PROPERTY for purposes of the above referenced
application:

13380 Holmes Road Colorado Springs, CO Street Address
Lot 1 Ranson Sub Fil No 1 Legal Description
62120-04-001 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

"I understand that my plans appear to provide for more than one kitchen in a single family dwelling.
Pursuant to the El Paso County Land Development Code I understand only one dwelling unit is allowed
per lot or parcel in the zoning district in which the proposed home is located. I understand that the County
cannot approve the second kitchen unless an affidavit is signed and recorded in the Office of the El Paso
County Clerk and Recorder where by I as Owner acknowledge and agree that I will not create a second
dwelling unit to be leased or rented. I, hereby agree that I will not establish a second dwelling unit to be
rented or leased."

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 15 day of February,
2020.

OWNER

STATE OF Illinois

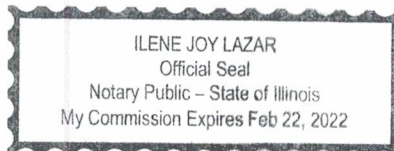
COUNTY OF LAKE

Linda Rasmussen Koe
Owner Signature

Linda Rasmussen Koe 1204 E. Central Road Suite 100 Arlington Heights, Illinois 60005
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 15 day of February, 2020 by
ILENE JOY LAZAR, COUNTY of LAKE.

Ilene Joy Lazar My Commission expires Feb 22 2022
(Notary Public)



OWNER

STATE OF Illinois)

COUNTY OF ~~Cook~~ LAKE)

Linda Rasmussen Koe

Owner Signature

Linda Rasmussen Koe 1204 E Central Road Suite 100 Arlington Heights, Illinois 60005

Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 15 day of February, 2020 by
ILENE JOY LAZAR, COUNTY of LAZAR

Irene Joy Lazar
(Notary Public)

My Commission expires Feb 22 2022

